

Facility and Review Assessment

Town of North Andover, MA

Schofield Mill (Thrift Shop)

170 Sutton Street
North Andover, MA

Date: 2.6.2012



General Overall Condition/Assessment

The Schofield Mill is the oldest public structure in the Town of North Andover, MA. . It is located on Sutton Street on a small corner lot at the northerly terminus of Main Street. It is bounded on the easterly side by Cochickewick Brook and an active railroad right of way on the northerly side. The mill's historical significance lies in the fact that it is one of the first textile mills that predates the major textile mill development in the greater Lawrence & Lowell area. The facility currently houses the Thrift Shop which is a charitable consignment shop that has had a historical presence in North Andover, MA since 1955.

The site consists of a grassed area around the perimeter of the building at an elevation several feet below the public road. The land slopes in an easterly direction to the adjacent brook which is located within 10 feet of the facility. There is no off road parking nor ada compliant access into the facility. The building is served by public water, sewer, gas, electrical and communications. There is no storm water management systems provided on site.

The facility consists of a small wood framed structure constructed upon a fieldstone foundation. There is a full basement under a small portion of the building the balance being an inaccessible crawl space. The easterly portion of the facility is a half story above the main floor level and has an exterior accessible enclosed level below. There is visible geometrical distortion of the structure.

A gas fired forced hot water heating system serves the main floor level. A full bathroom and small kitchen are located at the easterly portion of the building. Electrical service is provided through a dated distribution system. A hard wired fire alarm system is provided with direct signalization to the town emergency response center via a master box. There is no fire protection system provided.

The interior portion of the facility consists of dated finishes which are in need of re-finishing &/or replacement.

Profile:

Lot size:	0.33 acre
Building size:	600 sf +/-
Stories:	1 plus partial basement level/partial upper level
% used:	100 % (+)
Constructed:	ca. 1802
Parking:	0 spaces (on street parking only)
Structure:	wood frame on fieldstone foundation
Envelope:	wood clapboard siding
Roof:	wood shingled
Vertical acces:	stairs to basement/upper level
Plumbing:	full bath, kitchen sink, laundry connection cast iron/copper/pvc piping white porcelain bathroom fixtures
HVAC:	forced hot water heating system Perimeter baseboard heating elements Window AC unit
Fire Protection:	none provided
Electrical:	main service panel (Voltage/Amperage unknown) Minimal power distribution
Fire Alarm:	fire detection & annunciation system hard wired signalization
Security:	none provided

Detailed Condition/Summary

Site:

Utilities;

Facility is served by public;
water, sewer, gas, electrical & communications utilities.
Storm drainage provided by sheet flow to adjacent stream

Grading;

Facility installed on an easterly sloped site
Finish grade at exterior of building is 3' +/- below street grade

Landscaping;

Minimal ornamental landscaping provided at south side of building
A windrow of trees is present at the easterly portion of site
A grassed area is present at the south, west & north sides

Paving, sidewalks, curbs;

There are no paved surfaces on site
A brick paved sidewalk is provided

Parking;

curbside parking is provided on Main Street

Structure:

Foundation:

Fieldstone masonry foundation system
Crawl space height at west end
Full height basement at east end

Walls:

Wood framed construction

Roof:

Wood framed construction

Floor:

Wood framed construction

Identified needs:

Structural evaluation/study;
 Identify cause(s) of building distortion
 Provide remedial measures and budgets
 Review allowed floor/roof loading capacity
 Analyze floor performance
Repair/replace rotten sill members at westerly portion
Fieldstone foundation repairs

Envelope:

Roof:

Wood shingled
Gutters at south & north eaves

Cladding:

Painted wood clapboard siding
Painted wood trim

Windows:

Wooden double hung windows
Single pane glass
Combination storm/screen windows

Doors:

Wood framed units
Single pane glass

Insulation:

Un-insulated
Unsealed building envelope

Identified Needs:

Closely monitor wood shingled roof
Repair/replace/paint siding & trim
Seal exterior cladding system joints
Install gutter downspouts
Insulate & air seal entire envelope
Divert water away from building structure
Provide updated window & door units

Systems:

Plumbing:

Dated plumbing system
Tub, kitchen sink, laundry plumbing systems unused
Sanitary sewer drain, waste & vent
Hot & cold water distribution system
Gas fired hot water tank
Basement sewer ejector (laundry)

HVAC:

Gas fired forced hot water heating system
"Hydrotherm" gas fired boiler
Perimeter baseboard heating elements
Window AC unit

Fire Protection:

None provided

Electrical:

Main service located at west wall of main level
Voltage & Amperage of system unavailable
Minimal electrical power distribution
Panel, wiring, devices are dated installation

Fire alarm:

Heat/smoke detectors, pull stations
Emergency signalization via hard wired master box

Emergency lighting/exit devices:

None provided

Communications:

telephone system

Security:

None provided

Identified Needs:

New electrical system

Security system

Emergency lighting

Exit sign devices

Toilet room exhaust fan

Remove unused plumbing fixtures

Provide ada compatible toilet room

Finishes:

Flooring:

Strip wood flooring

Walls/Ceilings:

Plaster/gwb walls & ceilings

Doors:

Wood doors, frame & trim

Identified Needs:

Refinish wood flooring

Repaint entire interior

Replace/repair plaster/gwb

Provide ada compatible interior

Program:

Low ceilings (6'-6")

Unused components (kitchen, tub, fireplace, etc)

Egress door placement

Half story access to work area

Segregated display areas

References:

Sources of facilities information has been obtained from; custodial staff, Director of School Operations, outside trade/maintenance vendors, school/municipal administrative staff and employees.

Qualifications:

Inspections performed without the use of any invasive or destructive measures.
There has been no removal of items or subsurface excavation performed.
There has been no review or inspection by other architect(s)/engineer (s) u.n.o.



Schofield Mill

South elevation



Schofield Mill

north elevation